

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPERS
PARCEL C-2D
PROJECT NO. MASS. R-77
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mercantile Wharf Associates be and hereby is finally designated as redevelopers of Disposition Parcel C-2D in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area subject to:

(a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

(b) Submission within ninety (90) days in a form satisfactory to the Director of:

(i) Evidence of the availability of necessary equity funds; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Proposed construction and rental schedules.

2. That disposal of Parcel C-2D by negotiation is the appropriate method of making the land available for development.

3. That the Final Plans and Specifications for Parcel C-2D are hereby approved.

4. That the Director be and hereby is authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed to Mercantile Wharf Associates for Parcel C-2D, said Land Disposition Agreement and Deed to be in a form satisfactory to the Director.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

C-20'

126-144 Commercial &

Resid.-Rehab.

8289 s.f.

WIDTH

DEPTH

Commercial St.

PARKING

D. U. S.

ZONING

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:

WATERFRONT URBAN RENEWAL PLAN
PROJECT NO. MASS. R-77
BOSTON REDEVELOPMENT AUTHORITY

DISPOSITION
PARCELS

DATE:

Waterfront
Urban Renewal Area
Massachusetts R-77

MEMORANDUM

December 19, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

RE: FINAL DESIGNATION OF DEVELOPER - PARCEL C-2D
LICENSE FOR EARLY CONSTRUCTION
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA

The Authority, at a meeting held on January 31, 1974, tentatively designated Peabody Construction Company, Inc. as Developer of Parcel C-2D in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area. Subsequent to that designation, the tentative redeveloper acting through Edward A. Fish and James F. Sullivan, Esq. requested and received approval for the formation of a limited partnership known as Mercantile Wharf Associates, and to be formed under Chapter 121A of the General Laws of Massachusetts (Ter.Ed.) as amended.

Plans have been submitted which have met with the staff's approval and are sufficient to warrant an approval for the Developer to continue with construction.

A reuse price has been received from the Department of Housing and Urban Development.

Since the Developer is capable of proceeding with construction within the very near future, it is recommended that the Authority finally designate Mercantile Wharf Associates as Developer of Parcel C-2D in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area and also approve final plans and specifications for that development. In addition, it is also recommended that the Authority authorize the Executive Director to execute and deliver a license for early construction to Mercantile Wharf Associates allowing them, their employees, contractors, subcontractors and agents to enter upon the premises located at 71-117 Commercial Street and designated as Parcel C-2D in order to begin construction in accordance with approved final plans and specifications.

An appropriate Vote and a Resolution is attached.

Attachments

